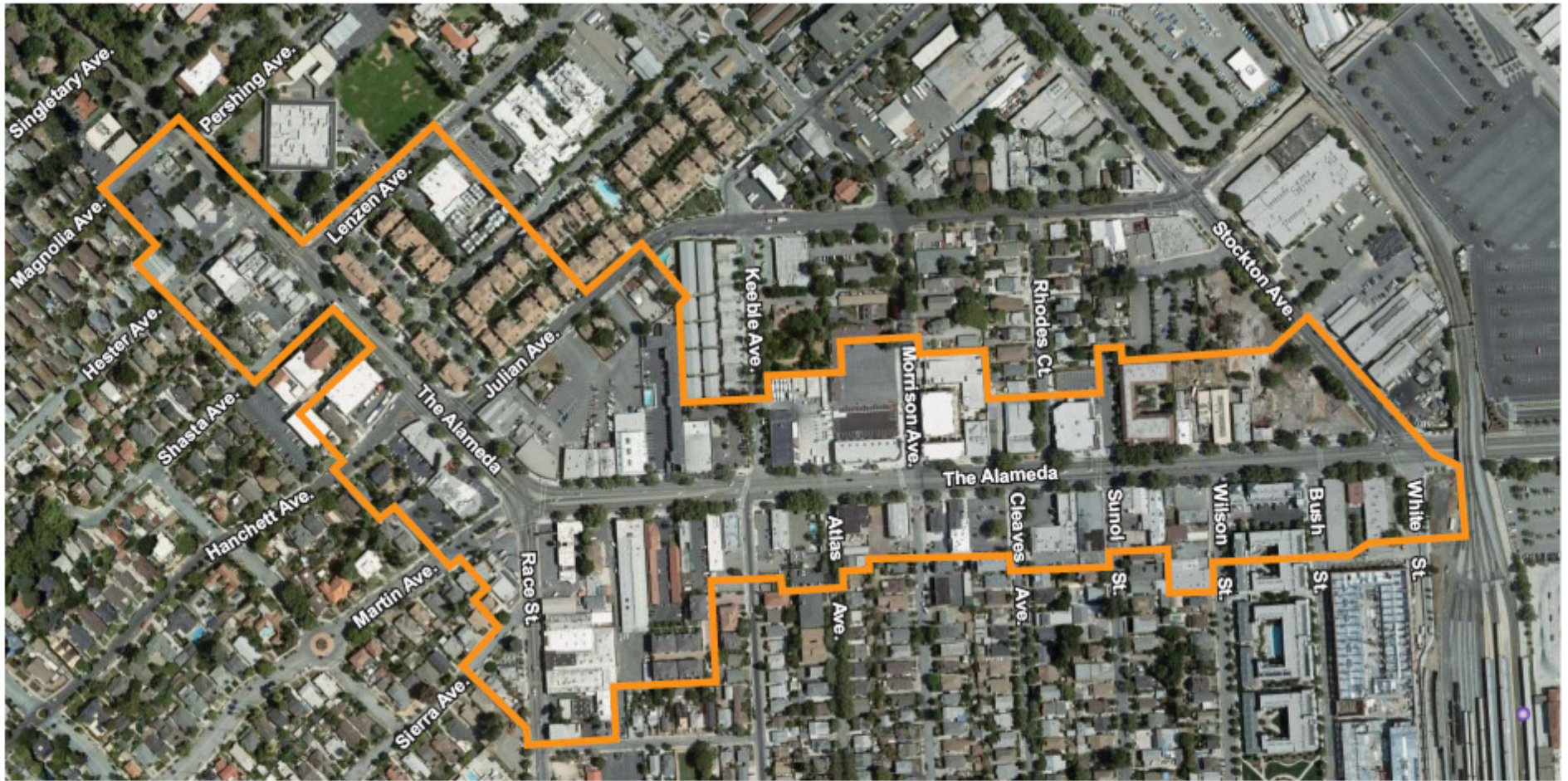


***THE ALAMEDA  
BUSINESS DISTRICT***

**PARKING ANALYSIS  
2008**


**Association Meeting  
April 29, 2008**



**Study Area**

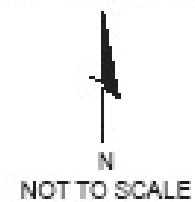


**LEGEND:**

 = Study Area Boundary



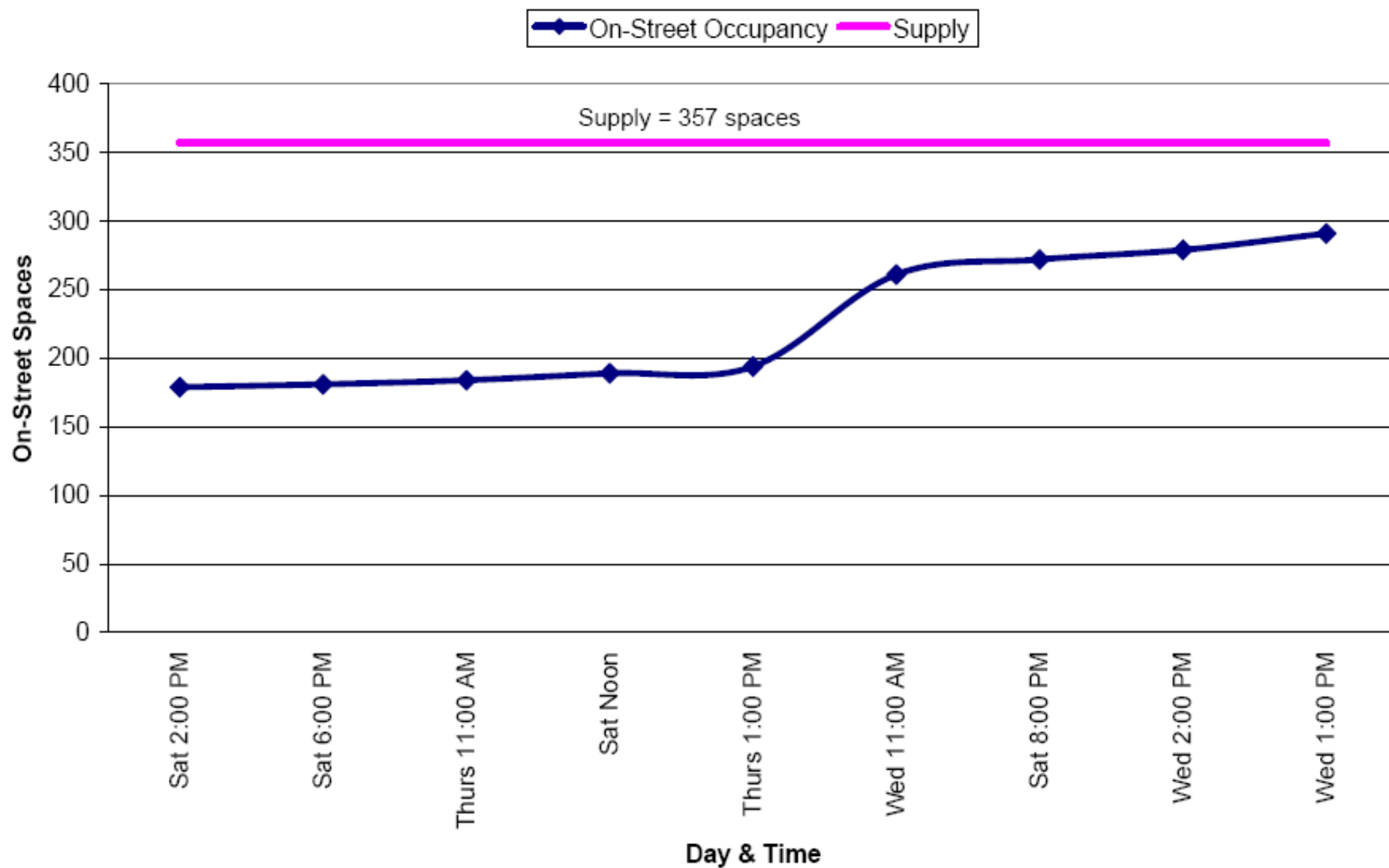
## Study Area Zones



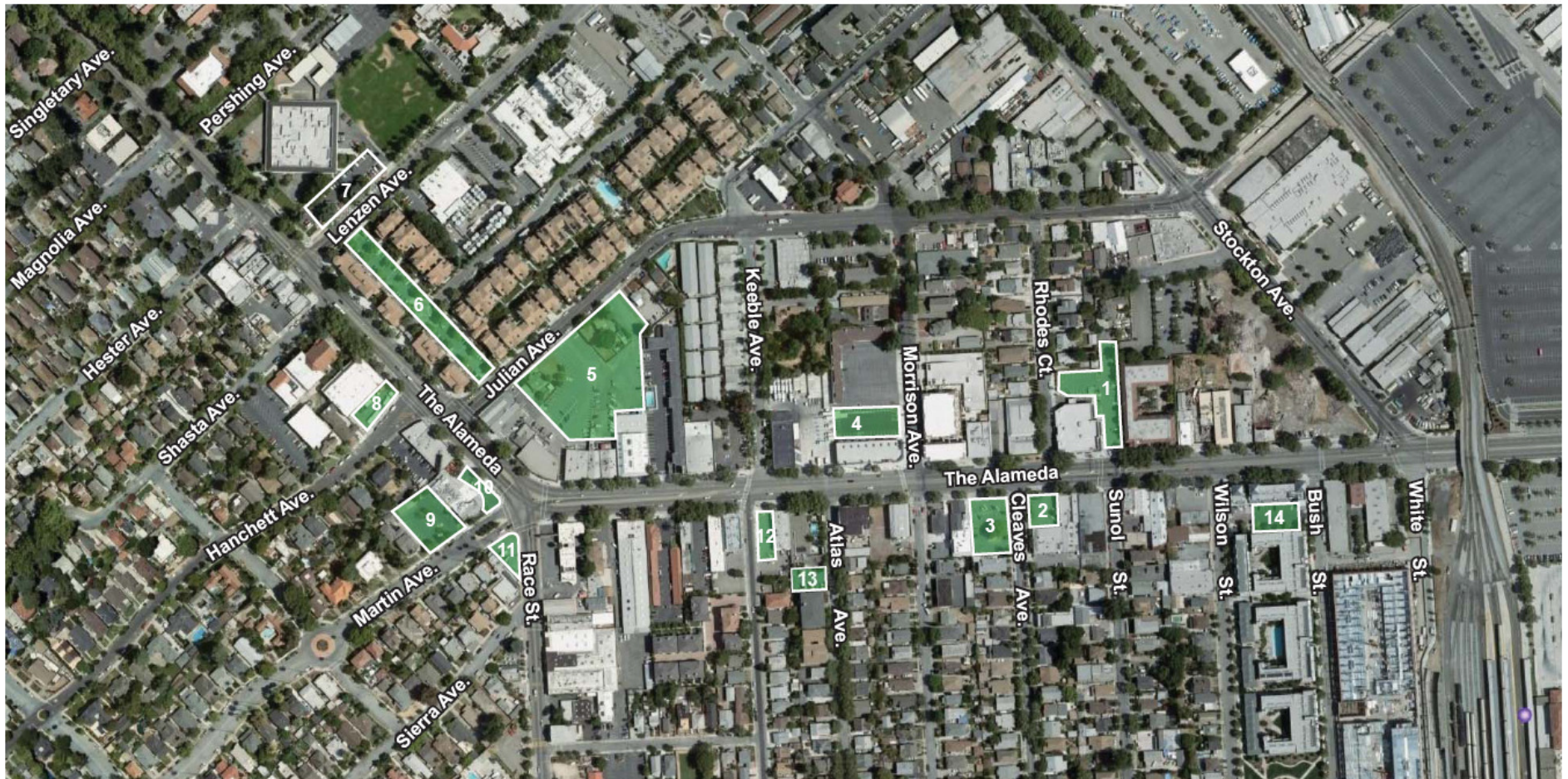
### LEGEND:

— Zone Boundary

## On-street Occupancy







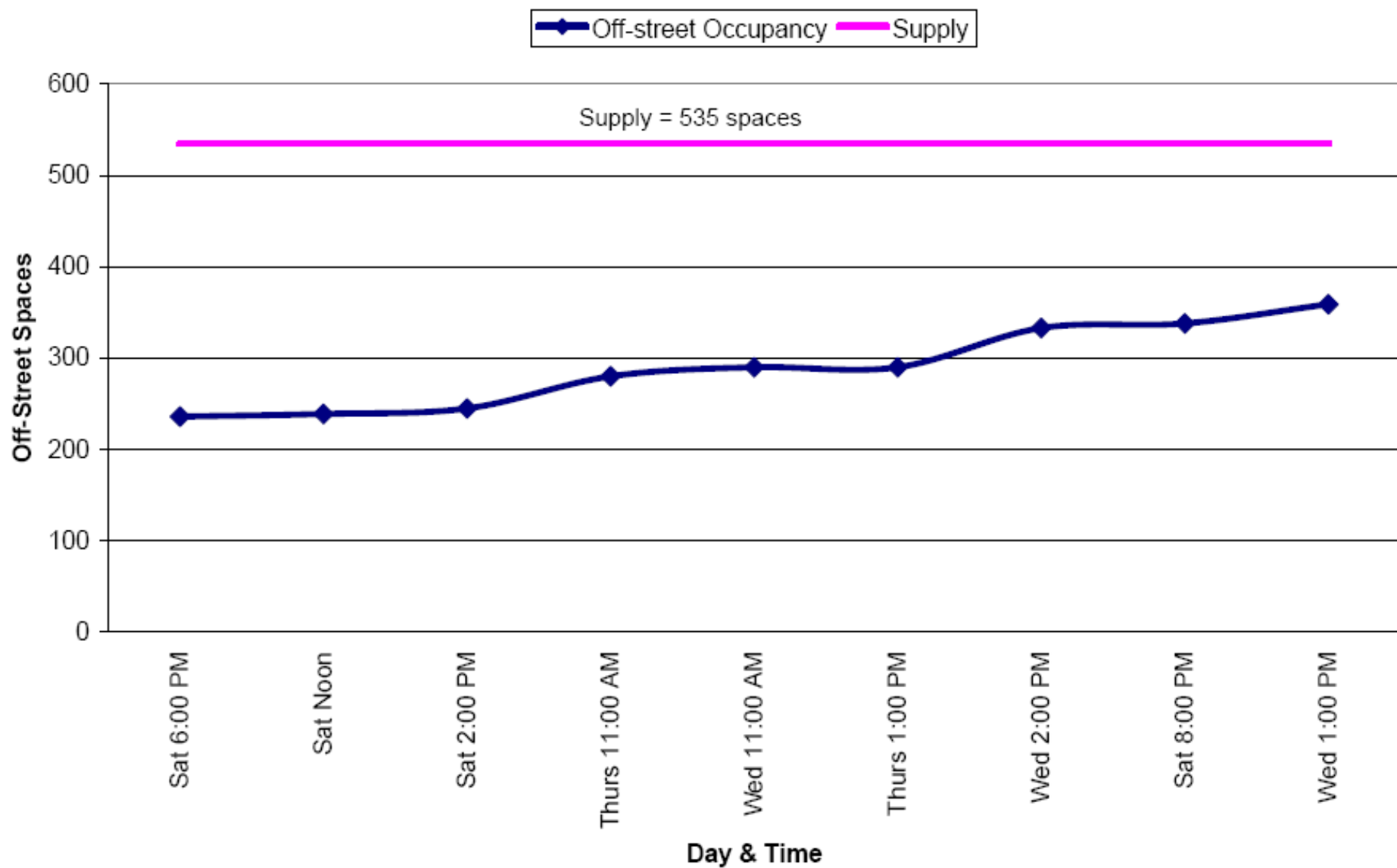
## Off-street Parking Lot Locations

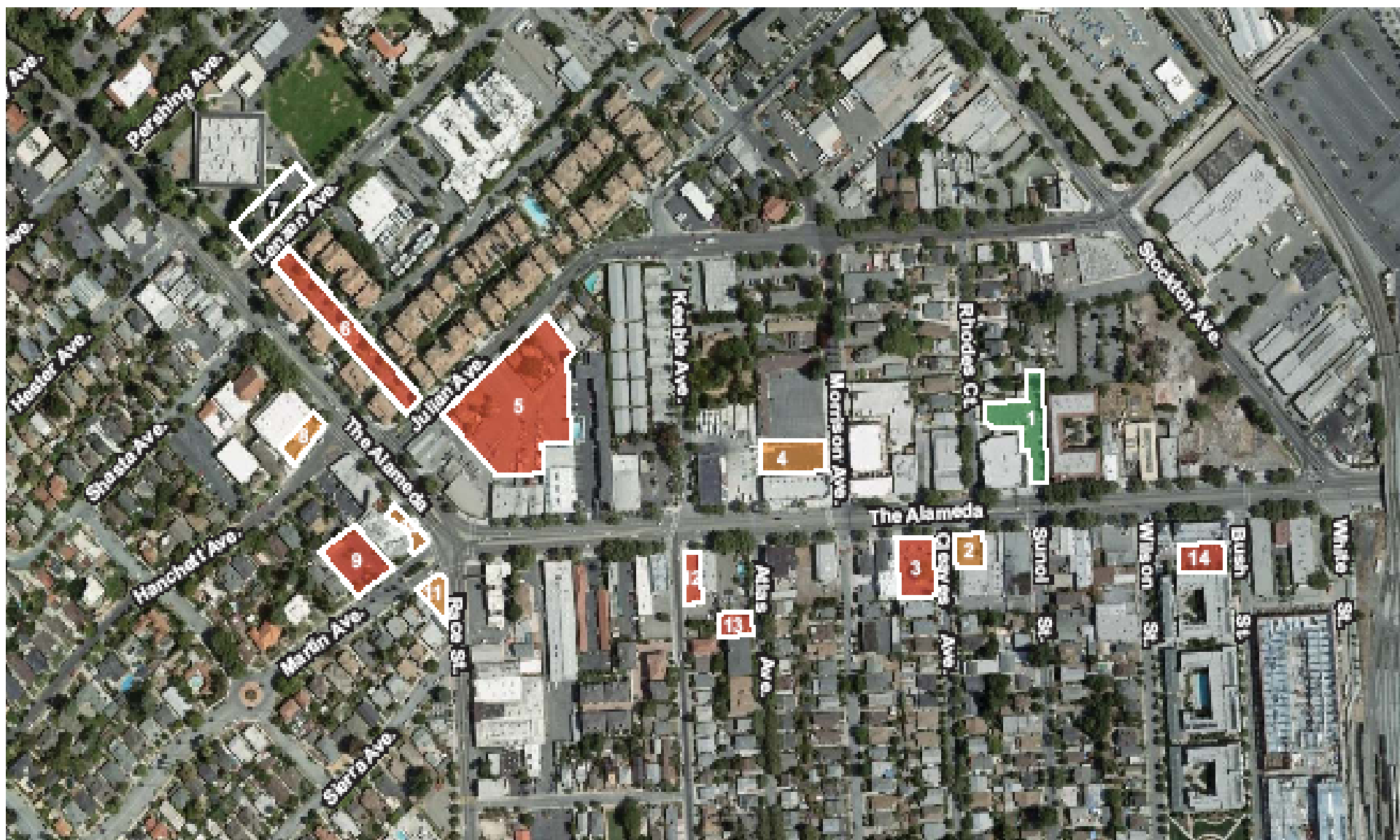


### LEGEND:

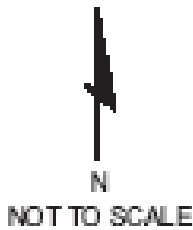
 = Off-street Parking Lots

### Off-street Occupancy





**Off-street Parking Lot Occupancy**



**LEGEND:**

<span style="display: inline-block; width: 20px; height: 10px; background-color: red; border: 1px solid black;"></span>	= > 75% Occupied
<span style="display: inline-block; width: 20px; height: 10px; background-color: orange; border: 1px solid black;"></span>	= 50 - 75% Occupied
<span style="display: inline-block; width: 20px; height: 10px; background-color: green; border: 1px solid black;"></span>	= < 50% Occupied



# Future Supply and Demand

Estimate Demand from:

- 1 Potential New Projects**
- 2 Fill Vacant Space**
- 3 Increase District Intensity**
  - a. Increased Sales**
  - b. New Land Uses**
  - c. Land Use Changes**





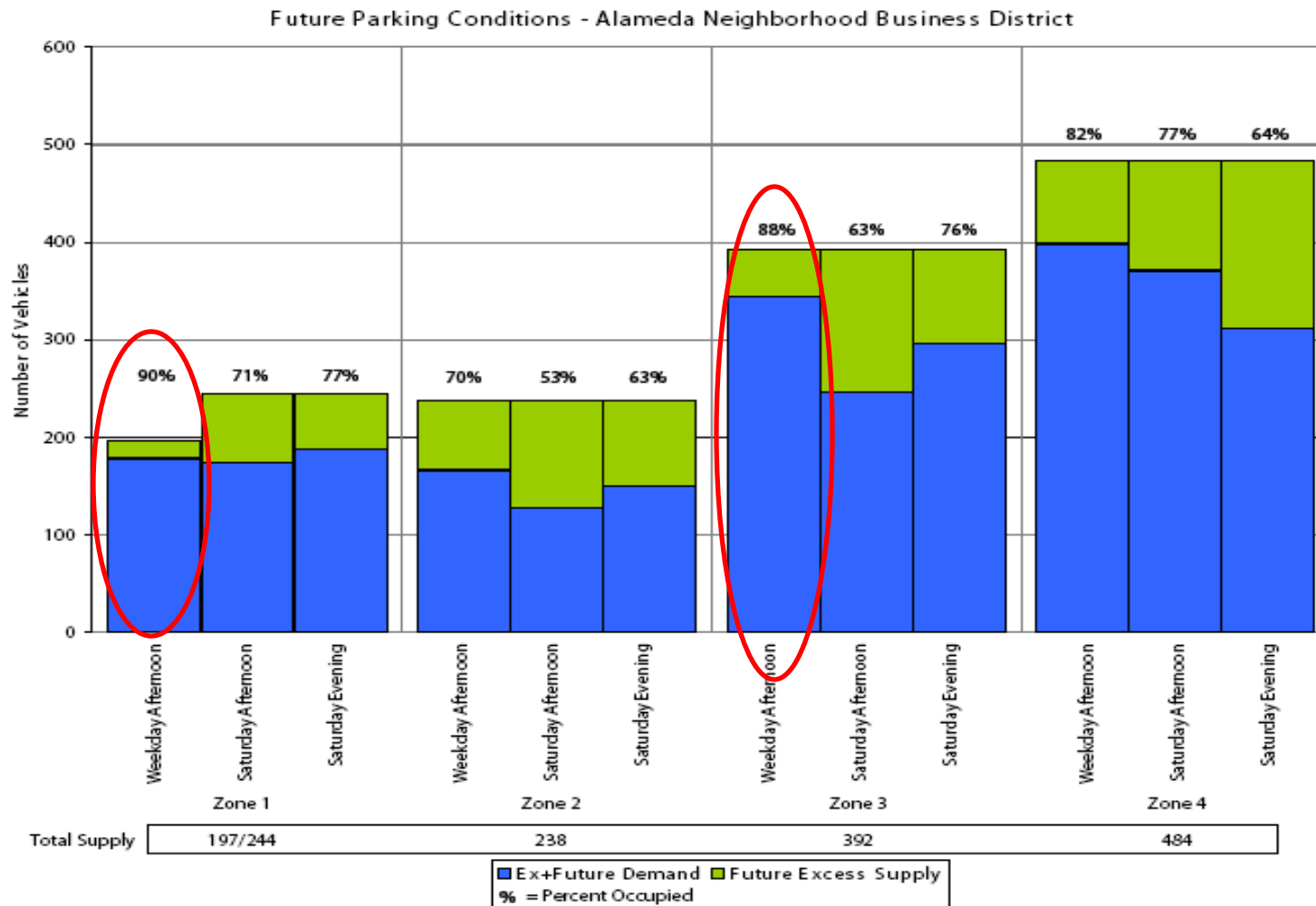
**Approved/Pending Projects**



**LEGEND:**

= Approved/Pending Projects

# DEMAND PROJECTIONS



## ***FUTURE SUPPLY & DEMAND***

Category	Supply	Demand	Difference
Existing	902	606	249
New Proj/Vacant	407	480	-73
Intensify (30%)	<u>0</u>	<u>180</u>	<u>-180</u>
<b>TOTAL</b>	<b>1,309</b>	<b>1,266</b>	<b>43</b>



## **EFFECTIVE SUPPLY**

**Effective Supply means that Parking is Perceived as “Full” at 90% Occupancy**

$$\text{Future} = \frac{1,266}{1,309} = 97\% \text{ occupied}$$

### **Benchmark**

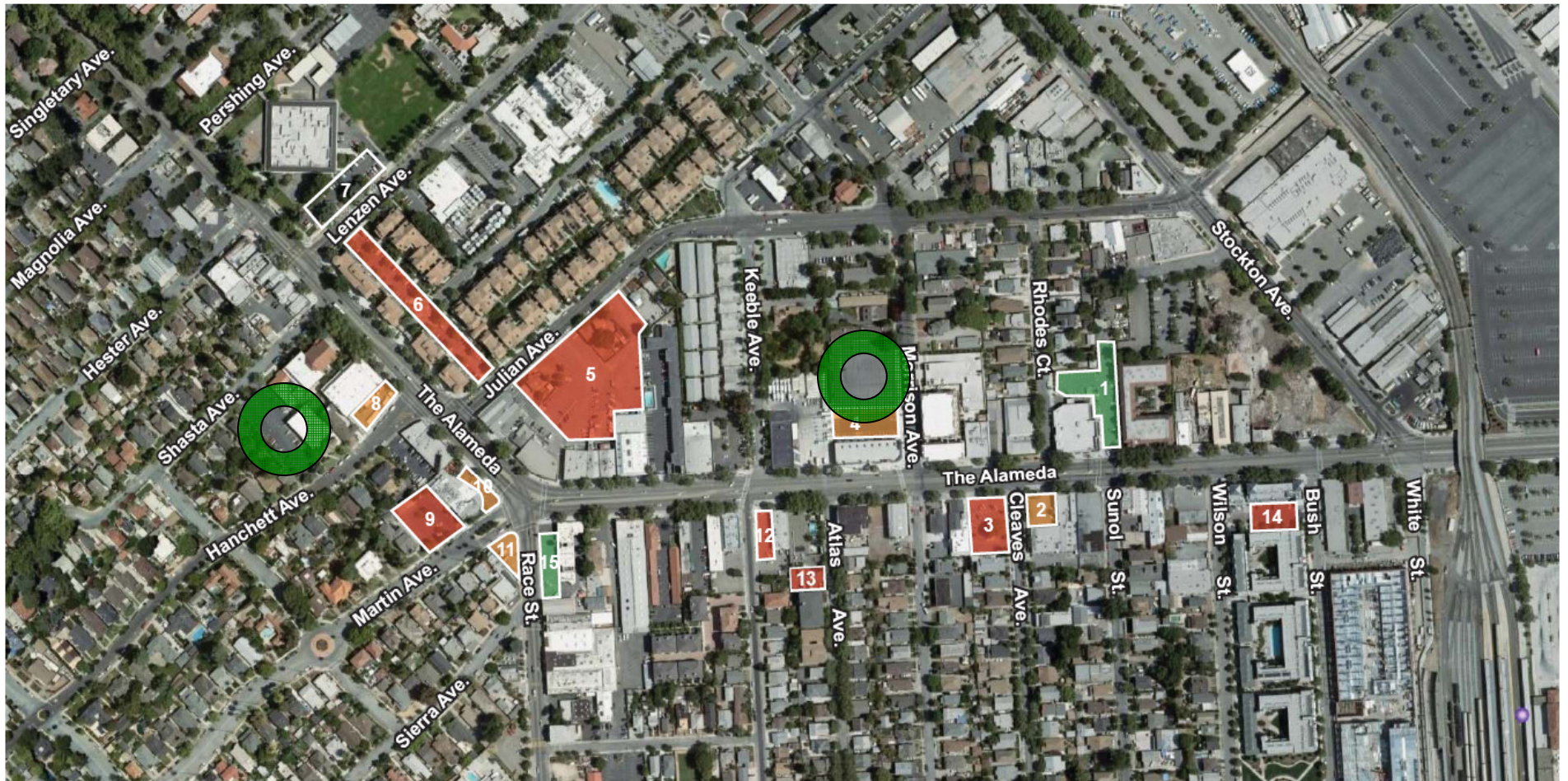
$$1,309 \times 10\% = 131 \text{ spaces empty}$$

### **Worst Case Scenario**

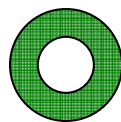
$$131 \text{ sp} - 43 \text{ empty sp} = 88 \text{ spaces needed}$$

## ***POTENTIAL PARKING SOLUTIONS***

- Relocate Employee Parking
- Share Parking with Existing Off-street Lots
- Modified Residential Permits
- Develop Additional Lots
- Restripe for On-Street Angle Spaces
- Parking Plus
- On-Street Parking Time Limits & Striping
- Increased Enforcement
- Build Parking Garage



***Relocate Employees to Underutilized Lots***



Potential Employee  
Shared Parking



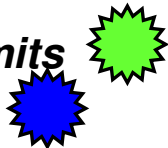
**LEGEND:**

- = > 75% Occupied
- = 50 - 75% Occupied
- = < 50% Occupied






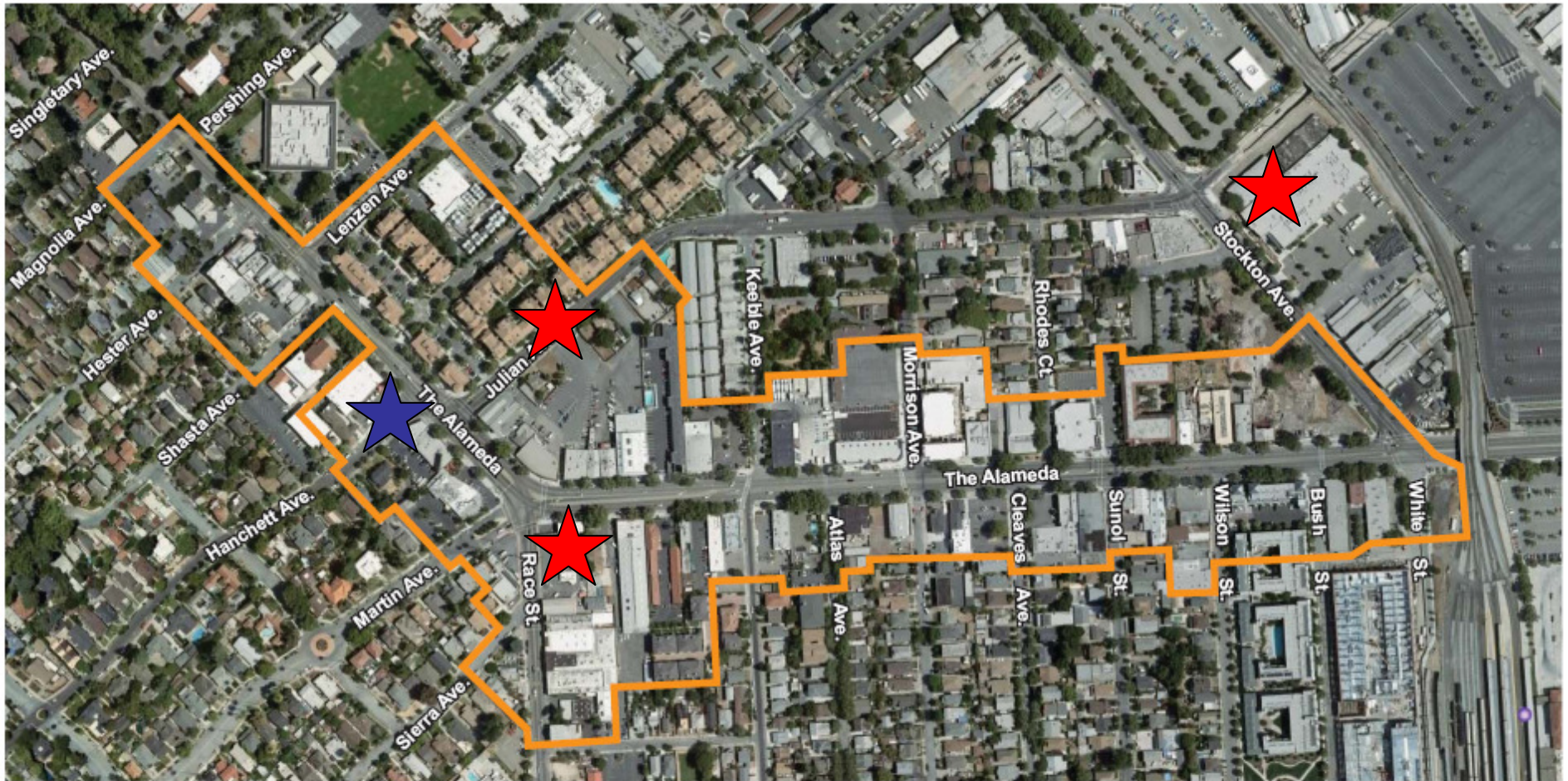
***Modify Residential Permits***  
***New Permit Zone***



**LEGEND:**

 = Study Area Boundary






***New Parking Supply***



**LEGEND:**

 = Study Area Boundary

## ***RECOMMENDED PROGRAM***

### **•Phase 1**

- Westminster Church and Dr. Gallo Lots
- Modify Two Existing Residential Permit Zones to Allow Limited Number of Employees
- Side Streets to Allow All-Day Parking
- Julian Street Angle Parking

### **•Phase 2**

- New Alameda/Race Lot
- Shasta/ Hanchett Residential Permit
- Westinghouse Lot

### **•Phase 3**

- Parking Meters Along The Alameda
- Parking Plus Opportunities

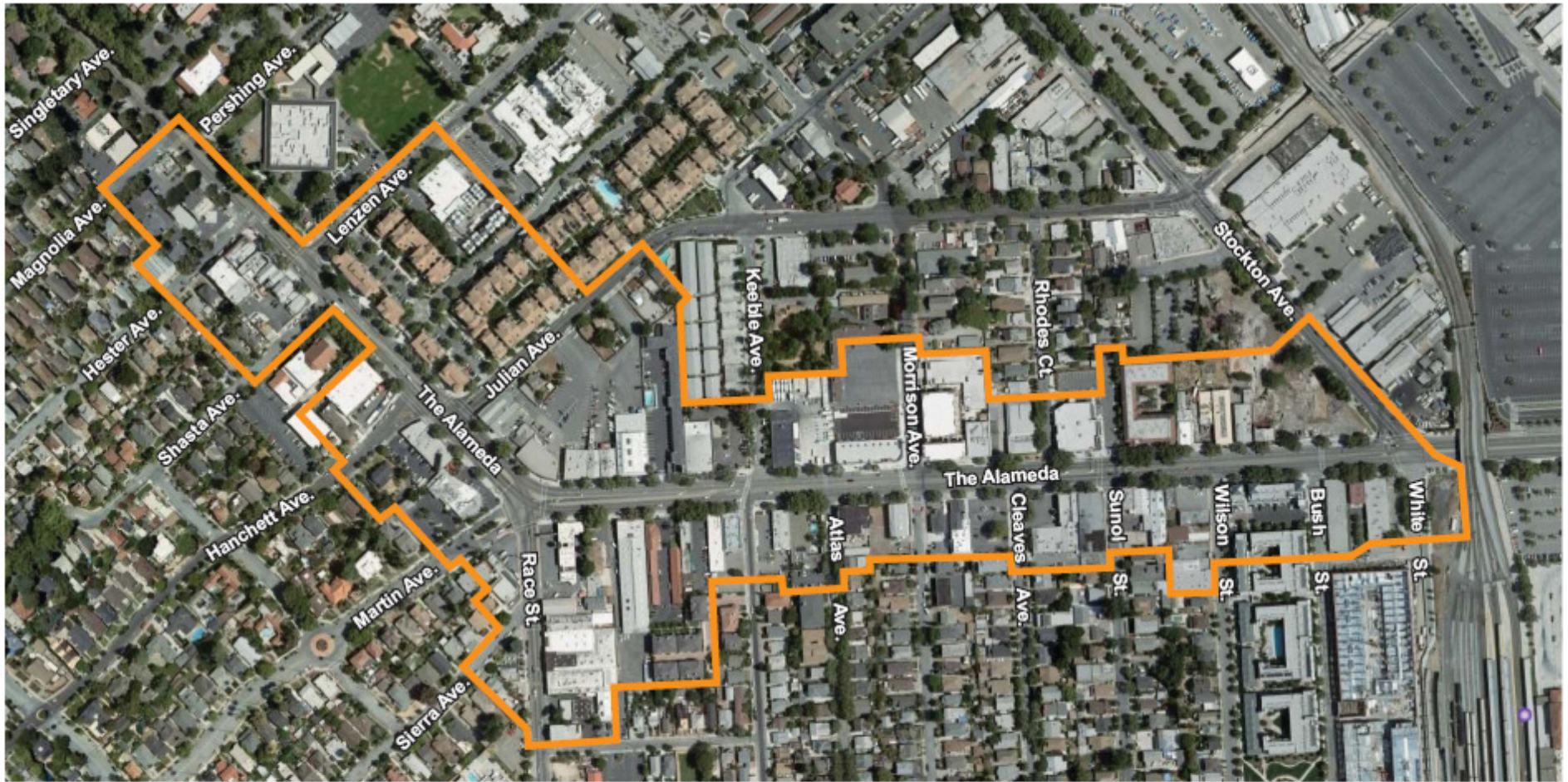


## ***RECOMMENDED PROGRAM NET GAIN***

<u>Action</u>	<u>Net Increase</u>
Westminster Lot	25-35
Dr. Gallo Lot	18
Existing Resident Permits	25
Julian Street Angle	10
Alameda/Race Lot	20
Shasta/Hanchett Permit	-30
Shasta/Hanchett Employee	<u>30</u>
<b>TOTAL</b>	<b>98-108</b>

## ***CONCLUSIONS***


- **Future Shortages are Manageable**
  - › 88 Spaces
  - › No Garage Needed
- **Potential Operational or Physical Solutions**
  - › Minimal Residential Use by Employees
  - › Employee Use of Underutilized Lots
  - › Alameda/Race as a Public Lot
  - › Develop Westinghouse Lot
  - › Add Angle Parking
  - › Future Parking Meters Along The Alameda



**Study Area**



**LEGEND:**

 = Study Area Boundary